

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM****SUBJECT:** SCC Foundation Rezone from OP (Office) to OP (Office)**DEPARTMENT:** Planning and Development **DIVISION:** Planning**AUTHORIZED BY:** Dori DeBord**CONTACT:** Austin Watkins**EXT:** 7440**MOTION/RECOMMENDATION:**

1. Approve the request for a rezone from OP (Office) to OP (Office) on approximately 4.84± acres, located on the southeast corner of the intersection of College Drive and Lake Mary Boulevard, and approve the attached Revised and Restated Development Order, per staff findings; (Matthew Hodge, applicant); or
2. Deny the request for a rezone from OP (Office) to OP (Office) on approximately 4.84± acres, located on the south east corner of the intersection of College Drive and Lake Mary Boulevard, subject to the attached Denial Development Order; (Matthew Hodge, applicant); or
3. Continue the item to a time and date certain.

District 5 Brenda Carey

Austin Watkins

BACKGROUND:

This site was originally rezoned from A-1 (Agriculture) to OP (Office) on July 25, 2006 for the purpose of a three-building office complex containing a total of 48,966 square feet. The applicant is requesting a rezone from OP (Office) to OP (Office) for the purpose of modifying the previously approved site plan to add two additional access points onto College Drive. The requested modification will also reduce the total office square footage from 48,966 square feet to 45,110 square feet.

On January 28, 2008, the applicant appeared before the Board of Adjustment to request a Special Exception for a bank on the portion of the subject property adjacent to Lake Mary Boulevard. The OP zoning district allows banks as a Special Exception use. The Board of Adjustment approved the use of a bank on the subject property, with the following conditions:

1. The proposed bank will not exceed 4,000 square feet and four (4) drive-in lanes.
2. The proposed bank and drive-in lanes will be located on the northern portion of the property adjacent to Lake Mary Boulevard.
3. The drive-in lanes will not be open prior to 7:00 am and after 7:00 pm.
4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).

Policy TRA 10.10 of the Vision 2020 Comprehensive Plan states, "The County shall require that access to properties fronting on more than one roadway shall be designed to minimize impact to adjacent residential areas. Access should be permitted on adjacent collector or

arterial roadways and not on the adjacent local or residential streets, however, where improved traffic control can be achieved with minimum impact to adjacent residential neighborhoods, access may be considered on a local or residential street.” Based on this policy, when the previous site plan was reviewed by the Development Review Committee, Staff requested that the applicant attempt to obtain a cross access easement with Seminole Community College, so that the development could access College Drive instead of West Ridge Drive, which is a residential street. The previous property owner was not successful in obtaining the easement and, because of that, the project was ultimately approved with one access point on West Ridge Drive.

At this time, the project is now associated with the Seminole Community College Foundation and the proposed site plan has three access points, which include two on College Drive and one on West Ridge Drive. Staff has reviewed the requested modifications and their impacts to the residents of West Ridge Drive is recommending approval of the access point on West Ridge Drive, with the following conditions:

1. The access onto W. Ridge Drive shall be right-in, right-out only; and
2. Signage adjacent to or oriented towards West Ridge Drive shall be prohibited. All signage must be oriented towards Lake Mary Boulevard or College Drive.

Additionally, the applicant is requesting a waiver to Section 30.1232 of the Land Development Code to reduce the Active Buffer required along the west property line adjacent to West Ridge Drive from 50’ to 25’. The previously approved site plan and Development Order had one-story office buildings fronting on West Ridge Drive, with the majority of the parking oriented internal to the site. The buildings were also required to be designed with a residential character. The proposed site plan has a two-story office building on the west side of the property, with the majority of the parking oriented towards West Ridge Drive. Staff has reviewed the request and its impact on the residents of West Ridge Drive and recommends approval of the Active Buffer reduction from 50’ to 25’, subject to the following conditions:

1. The buffer must include at a minimum a 6-foot brick or block wall with a decorative finish, eight canopy trees and four sub-canopy trees per one hundred linear feet; and
2. The required landscaping must be planted on the outside of the wall adjacent to West Ridge Drive as a visual amenity to the residents.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission met on February 6, 2008 and voted 5 to 0 to recommend approval of the request to rezone 4.84 ± acres, located on the southeast corner of West Lake Mary Boulevard and College Drive, from OP (Office Professional) to OP (Office Professional) and recommended approval of the Revised and Restated Development Order, subject to the following condition:

1. There shall be no access to W. Ridge Drive.

STAFF RECOMMENDATION:

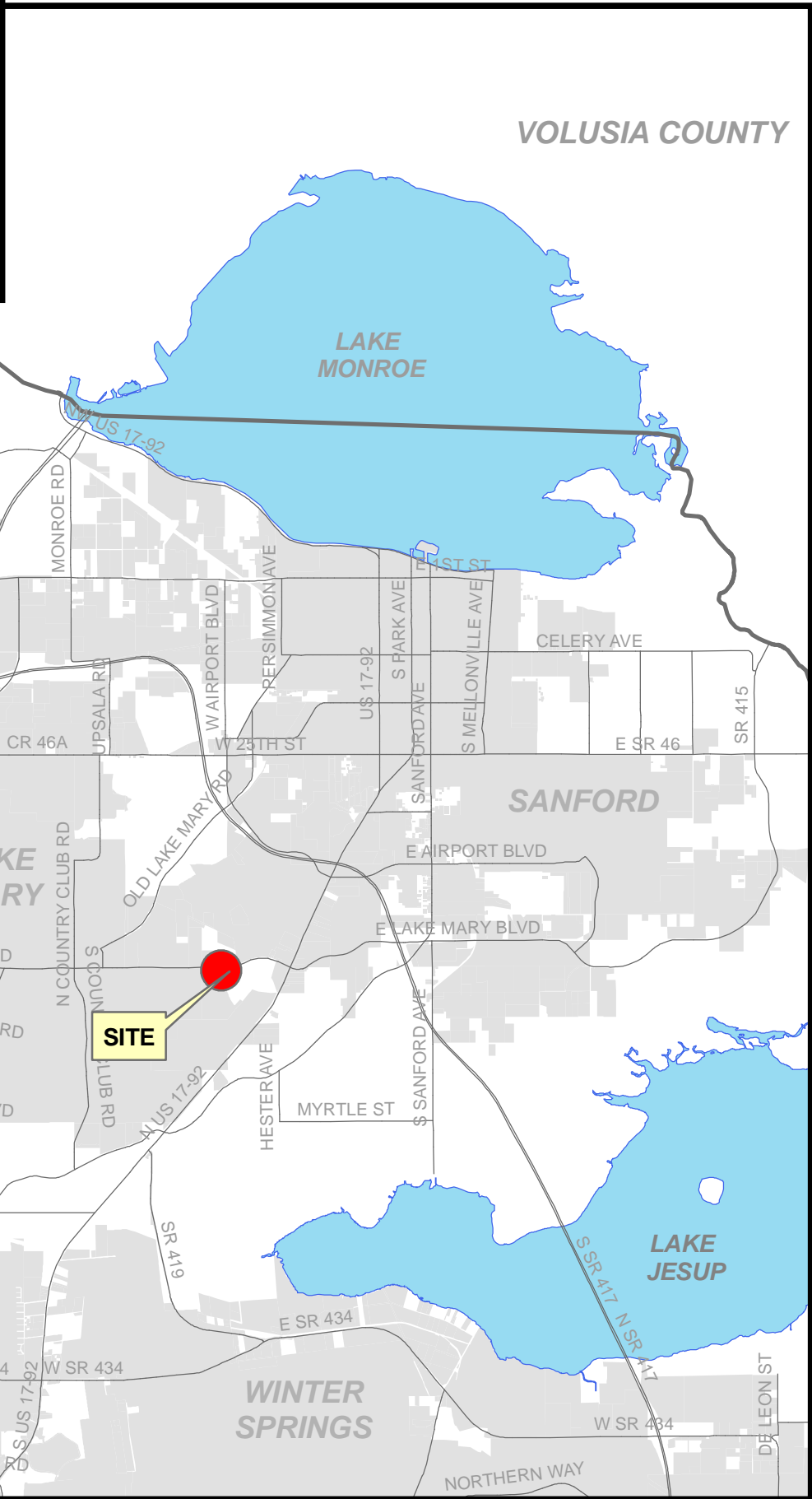
Staff recommends approval of the request for a rezone from OP (Office) to OP (Office) on approximately 4.84± acres, located on the south east corner of the intersection of College Drive and Lake Mary Boulevard, and recommends approval of the attached Revised and Restated Development Order.

ATTACHMENTS:

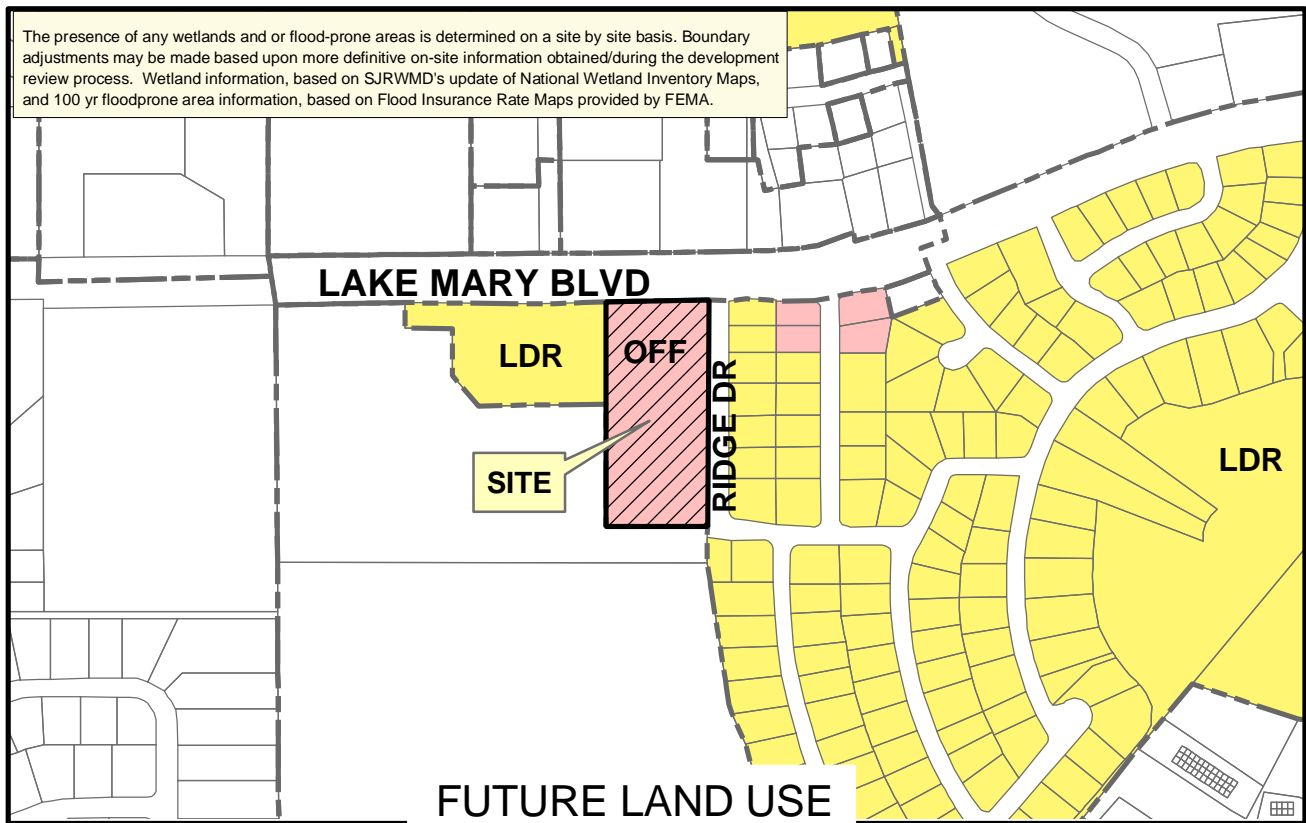
1. Location Map
2. Zoning and Future Land Use Map
3. Aerial Map
4. Revised Site Plan
5. Revised and Restated Development Order
6. Rezone Ordinance
7. 2006 Site Plan
8. 2006 Development Order
9. Denial Development Order
10. Planning and Zoning Commission Minutes
11. Ownership Disclosure Form

Additionally Reviewed By:

☒ County Attorney Review (Kathleen Furey-Tran)



The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.



LDR
 OFF
 Site
 CONS
 Municipality

Applicant: Matthew Hodge

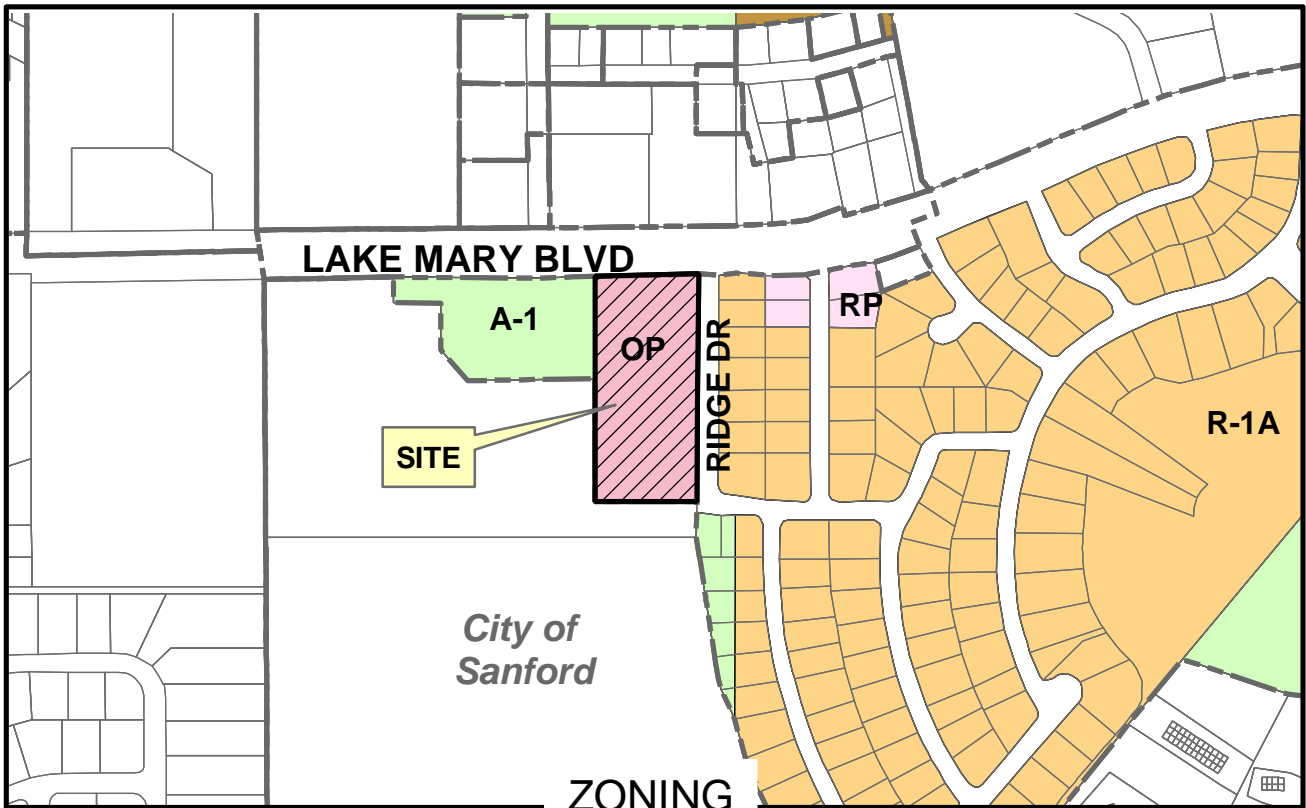
Physical STR: 14-20-30-502-0C01-0000

Gross Acres: 4.22 +/- BCC District: 5

Existing Use: abandoned tennis facility

Special Notes: _____

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2008-002	OP	OP



A-1
 OP
 RP
 R-1A
 FP-1
 W-1



Rezone No: Z2008-002

From: OP To: OP

☐ Parcel

☒ Subject Property



Winter 2006 Color Aerials



Reclaimed Water Main
(Sanford)

COLLEGE DRIVE NOT PLATTED

COLLEGE DRIVE

Potable Water
Main
(Sanford)

Lake Mary Boulevard Overlay
Landscape Standards Apply
to Bank Parcel Only

LAKE MARY BLVD

Lake Mary Boulevard Overlay
Landscape Standards Apply
to Bank Parcel Only

Sanitary Sewer Force Main
(Sanford)

210'

50' BUFFER

6'-0"

10' REAR YARD BUILDING SETBACK

'A' OFFICE BUILDING
41,110 S.F.

PROPOSED RETENTION BASIN
10,433 S.F.

NOT

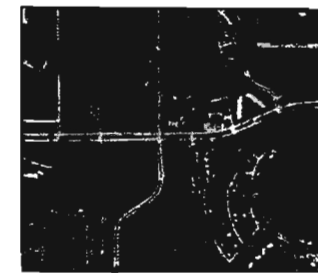
PLATTED

25' FRONT YARD SETBACK

WEST RIDGE DRIVE

WEST RIDGE DRIVE 60' PLATTED R/V

Landscape buffer including
wall, berm or combination



LOCATION MAP
NOT TO SCALE

ZONING CLASSIFICATION

EXISTING ZONING EXISTING USE FUTURE LAND USE DESIGNATION	CLASSIFICATION	
	BAYHEAD RACQUET CLUB OFFICE	OP OFFICE
BULK REQUIREMENTS	REQUIRED	PROVIDED
FRONT YARD		OFFICE BANK
LAKE MARY BLVD	50'	> 50' 66'
WEST RIDGE DRIVE	25'	212' 52'
REAR YARD		
COLLEGE DRIVE	10'	15' 120'
SOUTH	10'	131' > 10'
PERVIOUS COVERAGE	25%	29% 29%
BUILDING HEIGHT	35'	35' 35'
BUFFERS		
(WEST)	10'	10' 10'
(NORTH) (LAKE MARY BLVD)	15'	15' 15'
(SOUTH)	15'	15' 15'
(EAST) (ACTIVE BUFFER)	25'	25' 25'

PERMITTED USES

THE PERMITTED USES PERMITTED WITHIN THE OP ZONING CLASSIFICATION ARE:

- DENTAL AND MEDICAL CLINICS, DENTAL AND MEDICAL LABORATORIES
- GENERAL OFFICE BUILDINGS
- INSURANCE, REAL ESTATE, ARCHITECTS, ENGINEERING, ATTORNEYS, AND OTHER PROFESSIONAL BUSINESS SERVICES
- ACCOUNTING, AUDITING AND BOOKKEEPING SERVICES, FINANCE OFFICES
- TELEPHONE BUSINESS OFFICES AND EXCHANGES, POST OFFICES, PUBLIC PARKS, PUBLIC, PRIVATE AND PAROCHIAL SCHOOLS, PLAYGROUNDS, FIRE STATIONS, AND ADMINISTRATIVE PUBLIC BUILDINGS
- BANKS, SAVINGS AND LOANS AND SIMILAR FINANCIAL INSTITUTION AND DRIVE-IN TELLER FACILITIES



INTERIOR PARKING LANDSCAPING CANOPY
TREES (CONCEPTUAL)

12/05/01	INITIAL CONCEPT PLAN	JSS	MW/JJ
01/24/02	COMMENTS FROM DMC MEETING	JSS	MW/JJ
DATE	REVISIONS	BY	CHECKED

CONTACT INFORMATION

APPLICANT: SEMINOLE COMMUNITY COLLEGE FOUNDATION
100 WELDON BLVD.
SANFORD, FL 32773
PHONE: 407-708-2030
FAX: 407-708-2123

PLANNER: IVEY PLANNING GROUP, LLC
1349 S. INTERNATIONAL PARKWAY,
STE 2441
LAKE MARY, FL 32746
PHONE: 407-660-8881
FAX: 407-660-8886

PROJECT INFORMATION

PROJECT DESCRIPTION

THE PROJECT WILL CONSIST OF AN OFFICE BUILDING AND BANK WITH DRIVE-THRU FACILITIES.

SITE DATA

LOCATION: SOUTHEAST CORNER OF LAKE MARY BLVD. & COLLEGE DRIVE, SANFORD, FLORIDA
PARCEL ID: 14-20-30-502-0001-0000

ACREAGE

GROSS ACREAGE	4.84 ACRES
'A' OFFICE BUILDING	3.28 ACRES
BANK	1.56 ACRES

BUILDING AREA

'A' OFFICE BUILDING	41,110 S.F.
BANK	3,500 S.F.
TOTAL	44,610 S.F.

PARKING SUMMARY

	REQUIRED	PROVIDED
'A' OFFICE BUILDING	164 SPACES	178 SPACES
	1 SPACE PER 250 SF	
BANK	17 SPACES	56 SPACES
	1 SPACE PER 200 SF	

TOTAL 181 SPACES 234 SPACES

STALL SIZE 10' X 20' 10' X 20'

ISLE WIDTH 24' 24'

UTILITIES

SANITARY: CITY OF SANFORD

WATER: CITY OF SANFORD

RECLAIMED WATER: CITY OF SANFORD

STORMWATER

WILL MEET SEMINOLE COUNTY AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS. THE SITE MAY UTILIZE RETENTION POND TO THE SOUTH.

LANDSCAPE

LANDSCAPING REQUIREMENTS WILL MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1228, EXCEPT THE ACTIVE BUFFER WIDTH SOUTH OF THE ENTRANCE DRIVE ALONG WEST RIDGE DRIVE IS REDUCED FROM 50' TO 25'. JUSTIFICATION PROVIDED WITH APPLICATION.

LANDSCAPING OF PARKING AREA WILL MEET OR EXCEED THE GENERAL LANDSCAPING REQUIREMENTS AS SPECIFIED IN SEC. 30.130 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.

LIGHTING

EXTERIOR LIGHTING REQUIREMENTS WILL MEET THE REQUIREMENTS OF SEC. 30.1234 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.

SOLID WASTE

PER 30.1223 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, SOLID WASTE CONTAINER WILL BE ENCLOSED ON AT LEAST (3) SIDES WITH A (6) FOOT HIGH SCREEN. THE SCREEN WILL CONSIST OF A WOOD FENCE OR A BRICK OR MASONRY WALL.

FLOOD ZONE

AS INDICATED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE 'X'. AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS Delineated BY THE FLOOD INSURANCE RATE MAP, SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL NO. 120289 0045 E, MAP EFFECTIVE DATE APRIL 17, 1995. THIS DETERMINATION WAS MADE BY GRAPHIC PLOTTING ONLY AND HAS NOT BEEN FIELD VERIFIED.

TREE PRESERVATION

DEVELOPER WILL ATTEMPT TO PRESERVE AS MANY TREES AND VEGETATION AS POSSIBLE IN ACTIVE BUFFER. THE REST OF SITE WILL REQUIRE REMOVAL/REPLACEMENT. TO BE DETERMINED DURING SITE PLAN REVIEW.

SIDEWALK

FIVE FOOT WIDE SIDEWALK TO BE CONSTRUCTED IN WEST RIDGE DRIVE RIGHT OF WAY ADJACENT TO THE SITE.

Exhibit 2
SCC FOUNDATION OFFICE
BUILDING
SANFORD, FLORIDA
SEMINOLE COUNTY

TITLE: CONCEPT PLAN

PROJECT NUMBER: SCC

IVEY PLANNING GROUP, LLC

Town Planners & Community Builders

SCALE: 1"=40'-0"



SEMINOLE COUNTY REVISED AND RESTATED DEVELOPMENT ORDER

On ~~July 25, 2006~~ March 25, 2008 Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as **Exhibit A.**

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: ~~Dat Le~~ Anvan Property, LLC

Project Name: ~~San Mary Office SSLUA LDR to Office and Rezone A-1 to OP~~
SCC Foundation Rezone

Requested Development Approval:

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owners of the property have expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: ~~Tina Williamson~~
Austin Watkins
1101 East First Street
Sanford, Florida 32771

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development's approval, all of which have been accepted by and agreed to by the owner of the property are as follows;

Standard Conditions:

- a. All development shall comply with the Development Plan attached as Exhibit B.
- b. The maximum building height shall be two stories, not to exceed 35'.
- c. Permitted uses shall be those permitted uses in the OP (Office) district.
- d. All landscape buffers and common areas shall be maintained by a property owners association.
- e. In accordance with Section 30.1344 of the Land Development Code, a minimum of twenty-five (25) percent of the project area must be designated as open space.

Project Specific Conditions:

- a. The project shall be developed with a total of ~~48,966~~ 44,610 square feet, as follows:

	Building 1	Building 2	Building 3	Total
Square Feet	12,866 sq. ft. (1-story)	20,000 sq. ft. (2-stories)	16,100 sq. ft. (1-story)	48,966 sq. ft.

	<u>Building A</u>	<u>Building B</u> <u>(Bank) Building</u>	<u>Total</u>
<u>Square Feet</u>	<u>41,110 sq. ft.</u>	<u>4,000 sq. ft.</u>	<u>45,110 sq. ft.</u>

- b. The following landscape buffer and setback standards shall apply:

East: 15' landscape buffer and 25' building setback 25' landscape buffer and 50' building setback for one-story buildings and 100' building setback for two-story buildings. The buffer shall comply with the following:

1. The buffer must include at a minimum a 6-foot brick or block wall with a decorative finish, eight canopy trees and four sub-canopy trees per one hundred linear feet; and
2. The required landscaping must be planted on the outside of the wall adjacent to West Ridge Drive as a visual amenity to the residents.

West: 10' landscape buffer and 25' 10' building setback

North: 15' landscape buffer and 50' building setback

South: ~~Landscaped Retention Area~~ 15' landscape buffer and 10' building setback

- c. The development must comply with Chapter 30 Part 56 of the Seminole County Land Development Code: Lake Mary Boulevard Gateway Corridor Overlay Standards.
- ~~d. The buildings adjacent to W. Ridge Drive West shall be limited to one-story and all sides of the building must be designed with a residential character as determined by the Planning Manager. Architectural renderings must be provided to the DRC at the time of site plan review.~~
- ~~d.~~ e. All HVAC equipment must be screened from view.
- ~~e.~~ f. Light poles along W. Ridge Drive are limited to 15' in height and must be downward directed and shielded in accordance with the Seminole County Land Development Code.
- ~~f.~~ g. Wall pack lighting is prohibited.
- ~~g.~~ h. The access onto W. Ridge Drive shall be right-in, right-out only, ~~marked with a No Right Turn sign to discourage traffic from traveling through the residential neighborhood to the south.~~
- ~~h.~~ i. The Final Engineering Plan shall be brought back to the Board of County Commissioners as a Regular Agenda item for their review and approval.
- i. An ATM shall be allowed in the drive through, only on the building.
- j. There shall be an internal sidewalk system connecting all buildings to the existing sidewalk on College Drive.
- k. There shall be one pedestrian walkway connecting the internal sidewalk system to West Ridge Drive.
- l. Signage adjacent to or oriented towards West Ridge Drive shall be prohibited. All signage must be oriented towards Lake Mary Boulevard or College Drive.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owners of the said property have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

Attest: _____
Maryanne Morse
Clerk to the Board of County Commissioners

By: _____
Board of County Commissioners
Brenda Carey, Chairman

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Dat Le Anvan Property, LLC, Van M. Le on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Print Name

~~Dat Le~~ Van M. Le

Witness

Print Name _____

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ~~Dat Le~~ Van M. Le, who is personally known to me or who has produced as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2008.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A

Legal Description

The East 330 feet of the North 660 feet of Block C, Fairlane Estates, according to the plat thereof as recorded in Plat Book 10, Page 19, of the public records of Seminole County, Florida.

EXHIBIT B

See attached Site Plan

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE OP (OFFICE) ZONING CLASSIFICATION THE OP (OFFICE) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "SCC Foundation Rezone", dated March 25, 2008.

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from OP (Office) to OP (Office):

SEE ATTACHED EXHIBIT A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective on the recording date of the Development Order #08-20000001 in the Official Land Records of Seminole County.

ENACTED this 25th day of March 2008.

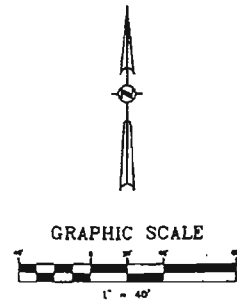
BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Brenda Carey
Chairman

EXHIBIT A

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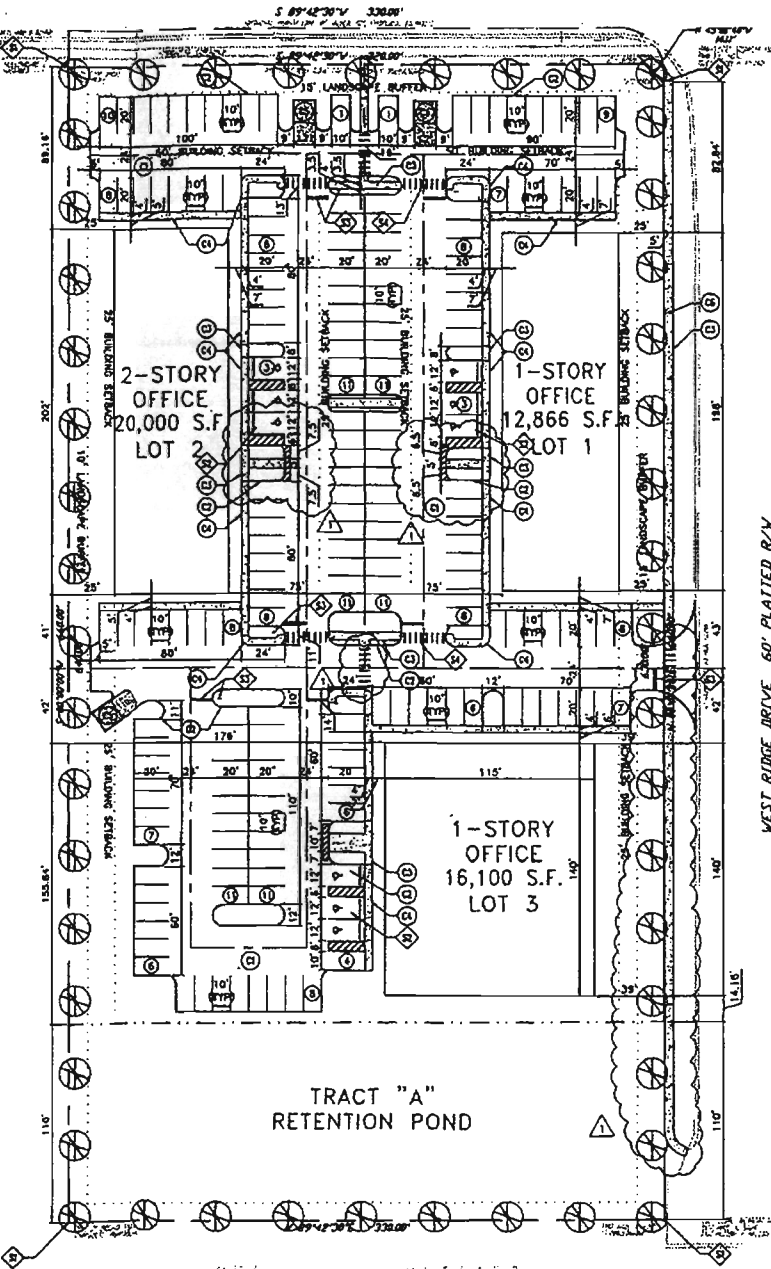
① SITE CONSTRUCTION KEYNOTES

- C1. ASPHALT PAVEMENT.
- C2. 6" HEAD CURB, TYPICAL.
- C3. CONCRETE SIDEWALK, TYPICAL.
- C4. MONOLITHIC CURB & SIDEWALK, TYPICAL.
- C5. 12"x10" DUMPSTER W/ 6" CONCRETE PAD & 6" HIGH BLOCK WALL ENCLOSURE ON 3 SIDES.
- C6. 6" C.M.U. OR BRICK WALL.

② SITE STRIPING & SIGNAGE KEYNOTES

- S1. PROPERTY BOUNDARY.
- S2. HANDICAP PARKING STALL, TYPICAL.
- S3. 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S4. CROSSWALK STRIPING PER F.D.O.T. INDEX NO. 17316, TYPICAL.

LAKE MARY BOULEVARD 140' R/W
ONLY FOR EXISTING, EXCEPT, PAVING, LANDSCAPE, AND SIGNAGE NOT FOR LANE WIDTH, PAVEMENT, OR OTHER



SITE DATA

PROPERTY LOCATION: SOUTHWEST CORNER OF LAKE MARY BLVD. & WEST RIDGE DRIVE, SANFORD, FLORIDA

EXISTING PROPERTY ZONING: A-1
PROPOSED PROPERTY ZONING: OP
PROPERTY FUTURE LAND USE DESIGNATION: OFFICE

LOT "1" AREA: 1.262± ACRES
LOT "2" AREA: 1.260± ACRES
LOT "3" AREA: 1.492± ACRES
TRACT "A" AREA: 0.833± ACRES
TOTAL PROJECT AREA: 4.847± ACRES

MAXIMUM ALLOWABLE BUILDING HEIGHT: 35'
BUILDING HEIGHT PROPOSED: NOT TO EXCEED 35'

OPEN SPACE REQUIRED: 25%
LOT 1 OPEN SPACE PROVIDED: 28%
LOT 2 OPEN SPACE PROVIDED: 28%
LOT 3 OPEN SPACE PROVIDED: 33%
TRACT A OPEN SPACE PROVIDED: 100%

SETBACKS

BUILDING SETBACKS (REQUIRED)
FRONT (WEST) 25'
SIDE (NORTH) 25'
SIDE (SOUTH) 0'
REAR (EAST) 25'
BUILDING SETBACKS (PROPOSED)
FRONT (WEST) 25'
SIDE (NORTH) 25'
SIDE (SOUTH) 0'
REAR (EAST) 25'

BUILDING SETBACKS (REQUIRED)
FRONT (EAST) 25'
SIDE (NORTH) 25'
SIDE (SOUTH) 0'
REAR (WEST) 25'
BUILDING SETBACKS (PROPOSED)
FRONT (EAST) 25'
SIDE (NORTH) 25'
SIDE (SOUTH) 0'
REAR (WEST) 25'

BUILDING SETBACKS (REQUIRED)
FRONT (NORTH) 25'
SIDE (EAST) 25'
SIDE (WEST) 0'
REAR (SOUTH) 0'
BUILDING SETBACKS (PROPOSED)
FRONT (NORTH) 25'
SIDE (EAST) 25'
SIDE (WEST) 0'
REAR (SOUTH) 0'

PARKING

PARKING REQUIRED
LOT "1"
OFFICE 12,866 S.F. x (1 SPACE PER 250 S.F.) 51 SPACES
TOTAL PARKING REQUIRED 51 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP 3 SPACES

PARKING REQUIRED
LOT "2"
OFFICE 20,000 S.F. x (1 SPACE PER 250 S.F.) 80 SPACES
TOTAL PARKING REQUIRED 80 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP 4 SPACES

PARKING REQUIRED
LOT "3"
OFFICE 16,100 S.F. x (1 SPACE PER 250 S.F.) 65 SPACES
TOTAL PARKING REQUIRED 65 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP 3 SPACES
TOTAL PARKING REQUIRED 200 SPACES

PARKING PROVIDED
LOT "1"
STANDARD PARKING SPACES 51 SPACES
HANDICAP PARKING 3 SPACES
LOT "1" PARKING PROVIDED 54 SPACES

PARKING PROVIDED
LOT "2"
STANDARD PARKING SPACES 80 SPACES
HANDICAP PARKING 4 SPACES
LOT "2" PARKING PROVIDED 84 SPACES

PARKING PROVIDED
LOT "3"
STANDARD PARKING SPACES 65 SPACES
HANDICAP PARKING 3 SPACES
LOT "3" PARKING PROVIDED 68 SPACES

TOTAL PARKING PROVIDED
STANDARD PARKING SPACES 192 SPACES
HANDICAP PARKING 9 SPACES
TOTAL PARKING PROVIDED 201 SPACES

BUFFERS (ALONG PROPERTY PERIMETER)

LANDSCAPE BUFFERS (REQUIRED)
WEST 10'
NORTH 15'
SOUTH 15'
EAST 25'
LANDSCAPE BUFFERS (PROPOSED)
WEST 10'
NORTH 15'
SOUTH 15'
EAST 25'

SITE AREA CALCULATIONS

LOT 1
BUILDING FOOTPRINT 12,866 ± S.F.
PAVING 26,215 ± S.F.
SIDEWALK 7,042 ± S.F.
PERVIOUS AREA 41,123 ± S.F. 0.944 ± AC. 74.82 ±
PAVING AREA 13,841 ± S.F. 0.318 ± AC. 25.18 ±
TOTAL SITE AREA 54,964 ± S.F. 1.262 ± AC. 100.00 ±

LOT 2
BUILDING FOOTPRINT 20,000 ± S.F.
PAVING 26,104 ± S.F.
SIDEWALK 7,018 ± S.F.
PERVIOUS AREA 41,122 ± S.F. 0.944 ± AC. 74.82 ±
PAVING AREA 13,841 ± S.F. 0.318 ± AC. 25.18 ±
TOTAL SITE AREA 54,964 ± S.F. 1.260 ± AC. 100.00 ±

LOT 3
BUILDING FOOTPRINT 16,100 ± S.F.
PAVING 27,328 ± S.F.
SIDEWALK 3,442 ± S.F.
PERVIOUS AREA 44,770 ± S.F. 1.028 ± AC. 88.90 ±
PAVING AREA 20,770 ± S.F. 0.484 ± AC. 40.00 ±
TOTAL SITE AREA 65,540 ± S.F. 1.492 ± AC. 100.00 ±

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	4/12/2008	PER SEMINOLE COUNTY COMMENTS DATED 3/3/2008	JOC	SJS
	DATE	REVISIONS	BY	CHECKED

SAN MARY PROFESSIONAL OFFICE PARK
SANFORD, FLORIDA

FLORIDA ENGINEERING GROUP, INC.
CIVIL • ENVIRONMENTAL • LAND DEVELOPMENT
718 GARDEN PLAZA, ORLANDO, FLORIDA 32803
TEL: 407-826-0324 FAX: 407-826-0325
E-MAIL: info@efg-inc.com
WEB PAGE: www.efg-inc.com

CONCEPTUAL SITE PLAN
DESIGNED BY JAA
DRAFT BY JDC
CHECKED BY JAA
APPROVED BY JAA

PROJECT NO. 04-098
SCALE 1" = 40'
DATE FEBRUARY 3, 2008
SHEET 01 OF 01
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. 22-000000
JUAN ANTONIO P.E.
CERTIFICATE NO. 46128
2004-098 CONCEPT.DWG

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development's approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

Standard Conditions:

- a. All development shall comply with the Development Plan attached as Exhibit B.
- b. The maximum building height shall be two stories, not to exceed 35'.
- c. Permitted uses shall be those permitted uses in the OP (Office) district.
- d. All landscape buffers and common areas shall be maintained by a property owners association.
- e. In accordance with Section 30.1344 of the Land Development Code, a minimum of twenty-five (25) percent of the project area must be designated as open space.

Project Specific Conditions:

- a. The project shall be developed with a total of 48,966 square feet, as follows:

	Building 1	Building 2	Building 3	Total
Square Feet	12,866 sq. ft. (1-story)	20,000 sq. ft. (2-stories)	16,100 sq. ft. (1-story)	48,966 sq. ft.

- b. The following landscape buffer and setback standards shall apply:

East: 15' landscape buffer and 25' building setback
West: 10' landscape buffer and 25' building setback
North: 15' landscape buffer and 50' building setback
South: Landscaped Retention Area

- c. The development must comply with Chapter 30 Part 56 of the Seminole County Land Development Code: Lake Mary Boulevard Gateway Corridor Overlay Standards.
- d. The buildings adjacent to W. Ridge Drive West shall be limited to one-story and all sides of the building must be designed with a residential character as determined by the Planning Manager. Architectural renderings must be provided to the DRC at the time of site plan review.
- e. All HVAC equipment must be screened from view.

- f. Light poles along W. Ridge Drive are limited to 15' in height and must be downward directed and shielded in accordance with the Seminole County Land Development Code.
- g. Wall pack lighting is prohibited.
- h. The access onto W. Ridge Drive shall be marked with a No Right Turn sign to discourage traffic from traveling through the residential neighborhood to the south.
- i. The Final Engineering Plan shall be brought back to the Board of County Commissioners as a Regular Agenda item for their review and approval.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owners of the said property have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

Attest:

Maryanne Morse

Clerk to the Board of County Commissioners

By:

Carlton D. Henley
Board of County Commissioners
Carlton D. Henley, Chairman

Certified Copy

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Dat Le, on behalf of himself and his heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

DUNG KIM LE

Print Name

Witness

Van Le

STATE OF FLORIDA)

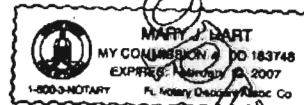
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Dat Le, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 31 day of July, 2006.

Mary J. Hart
Notary Public in and for the County and State
Aforementioned

My Commission Expires:



File # Z2006-012

DEVELOPMENT ORDER #04-22000006

EXHIBIT A
Legal Description

LEG E 330 FT OF N 660 FT OF BLK C (LESS N 20 FT FOR RD) FAIRLANE ESTATES
PB 10 PG 19

This is not a certified copy

ORDINANCE NO.

**DEVELOPMENT ORDER #08-20000001
Z2008-02**

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On March 25, 2008, Seminole County issued this Denial Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

Property Owner(s): Anvan Property, LLC

Project Name: SCC Foundation Rezone

Requested Development Approval: Rezone 1.8 + acres, located on the north corner of the intersection of SR 426 and Camp Road, from M-1A (Very Light Industrial) to C-1 (Retail Commercial).

The Board of County Commissioners has determined that the rezone request from OP (Office) to OP (Office) is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "SCC Foundation Rezone" and all evidence submitted at the public hearing on March 25, 2008, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested rezone from OP (Office) to OP (Office) should be denied.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

The aforementioned application for development approval is **DENIED**.

Done and Ordered on the date first written above.

**SEMINOLE COUNTY BOARD OF
COUNTY COMMISSIONERS**

By: _____
Brenda Carey, Chairman

Exhibit A

Legal Description

The East 330 feet of the North 660 feet of Block C, Fairlane Estates, according to the plat thereof as recorded in Plat Book 10, Page 19, of the public records of Seminole County, Florida.

**MINUTES FOR THE
SEMINOLE COUNTY LAND PLANNING AGENCY/
PLANNING AND ZONING COMMISSION**

WEDNESDAY, FEBRUARY 6, 2008

Members present: Matthew Brown, Ben Tucker, Melanie Chase, Dudley Bates and Kim Day.

Members absent: Walt Eismann and Rob Wolf

Also present: Tina Williamson, Assistant Planning Manager; Austin Watkins, Senior Planner; Tony Walter, Principal Planner; Cynthia Sweet, Senior Planner; Tony Nelson, Senior Engineer; Kathy Furey – Tran, Assistant County Attorney; Alison Stettner, Planning Manager; Dori DeBord, Director of Planning and Development; and Candace Lindlaw-Hudson, Clerk to the Commission.

Seminole Community College Foundation OP Rezone; Matthew W. Hodge, applicant; 4.84 acres; Rezone from OP (Office Professional) to OP (Office Professional); located on the southeast corner of West Lake Mary Boulevard and College Drive.
(Z2008-02)

Commissioner Carey – District 5
Austin Watkins, Senior Planner

Mr. Watkins introduced the SCC Foundation Rezone from OP (Office) to OP (Office) for approximately 4.84± acres, located on the southeast corner of the intersection of College Drive and Lake Mary Boulevard.

Mr. Watkins reviewed the changes to the project specific conditions to the Development Order. Item B should read “a 25 foot landscape buffer and a 50 foot building setback for one story buildings and a 100-foot building setback for two story buildings.”

Mr. Watkins stated that this site was originally rezoned from A-1 (Agriculture) to OP (Office) on July 25, 2006 for the purpose of a three building office complex containing a total of 48,966 square feet of office space. The applicant is requesting a rezone from OP (Office) to OP (Office) for the purpose of modifying the previously approved site plan to add two additional access points onto College Drive. The requested modification will also reduce the total office square footage from 48,966 square feet to 45,110 square feet.

On January 28, 2008, the applicant appeared before the Board of Adjustment to request a Special Exception for a bank on the portion of the subject property adjacent to Lake Mary Boulevard. The OP zoning district allows banks as a

Special Exception use. The Board of Adjustment approved the use of a bank on the subject property, with conditions.

At this time, the project is now associated with the Seminole Community College Foundation and the proposed site plan has three access points, which include two on College Drive and one on West Ridge Drive.

The previous owner was not able to obtain an easement on College Drive and therefore the project was approved with one access point on West Ridge Drive.

Staff has reviewed the requested modifications and their impacts to the residents of West Ridge Drive is recommending approval of the access point on West Ridge Drive, with the following conditions:

1. The access onto W. Ridge Drive shall be right-in, right-out only; and
2. Signage adjacent to or oriented towards West Ridge Drive shall be prohibited. All signage must be oriented towards Lake Mary Boulevard or College Drive.

Additionally, the applicant is requesting a waiver to Section 30.1232 of the Land Development Code to reduce the Active Buffer required along the west property line adjacent to West Ridge Drive from 50 feet to 25 feet. The previously approved site plan and Development Order had one-story office buildings fronting on West Ridge Drive, with the majority of the parking oriented internal to the site. The buildings were also required to be designed with a residential character. The proposed site plan has a two-story office building on the west side of the property, with the majority of the parking oriented towards West Ridge Drive. Staff has reviewed the request and its impact on the residents of West Ridge Drive and recommends approval of the Active Buffer reduction from 50 feet to 25 feet, subject to the following conditions:

1. The buffer must include at a minimum a 6-foot brick or block wall with a decorative finish, eight canopy trees and four sub-canopy trees per one hundred linear feet of buffer; and
2. The required landscaping must be planted on the outside of the wall adjacent to West Ridge Drive as a visual amenity to the residents.

Staff recommends approval of the request for a rezone from OP (Office) to OP (Office) on approximately 4.84± acres, located on the southeast corner of the intersection of College Drive and Lake Mary Boulevard, and recommends approval of the attached Revised and Restated Development Order.

Commissioner Tucker asked for the ingress and egress provisions for Ridge Drive.

Mr. Watkins stated that there would be a right-in, right-out only access onto W. Ridge Drive. Signage should be facing Lake Mary Boulevard or College Drive. Signage facing W. Ridge Drive is prohibited.

Commissioner Tucker said that he could see the right-in only, but why is there no left-out turn to bring the traffic up to Lake Mary Boulevard?

Alison Stettner stated that the right-in is being designed to allow people to ingress into the bank. The right-out is being designed so as to encourage people to use the primary access point from College Drive.

Commissioner Tucker said that this pattern will force people back into the neighborhood. People will have to make a U-turn if they do not want to go out on College Drive.

Ms. Stettner stated that there would be a reduced conflict by having this pattern at that ingress point. It would allow people from the neighborhood to access the bank.

Matt West introduced Matthew Hodge, the Executive Director of the SCC Foundation.

Mr. Hodge said that the Foundation is a separate 501C3. The role of the Foundation is to benefit the college.

Commissioner Tucker asked about the ownership of the property.

Mr. Hodge said that the Foundation is under contract on the property. The Foundation is close to the college and that is why there is a request for the 2 access points. The college is very concerned about what is being developed here. The three access points will increase the value. The college will be a primary tenant.

Commissioner Tucker pointed out that the college had been very opposed to having access points onto College Drive in the past.

Mr. West said that the property had been rezoned to OP (Office) a year and a half ago. Prior to that it had been in commercial use. It was a commercial tennis facility with access to Ridge Drive. It had lighted tennis courts at night. The current proposal directs traffic away from Ridge Drive. Traffic is directed to exit onto College Drive. The proposed office building will be for support offices to the college, not classrooms. Under the prior approval, there was 49,000 feet of office space, which could have been medical offices, a high traffic generator. This request also reduces intensity by reducing the square footage. Traffic is directed to a signalized intersection.

Commissioner Tucker asked how long it had been since the tennis court usage was active.

Mr. West said that it had been a few years.

Alison Stettner asked if the commissioners had received the petition from the neighbors in the area.

Chairman Brown said that the commissioners had seen the petition.

Donald Tise of 124 Lake Minnie Drive said that he has lived there since 1962. He had a 4 page petition from area neighbors supporting access only through College Drive. He quoted policy TRA 10.10 (Access Control to protect residential uses) concerning traffic patterns for the project. Mr. Tise stated that the tennis courts had been abandoned 20 years ago. West Ridge Drive is a narrow 22.5 foot residential street. There is a 50 foot strip of land on the western boundary owned by the college adjacent to College Drive. Mr. Tise said that College Drive has been defined by the County as a Collector Road. Mr. Tise said that he had spoken to Denny Gibbs in the Planning Department on the morning of January 28. Ms. Gibbs said that the Planning Department was recommending denial of any access on West Ridge Drive. Following the meeting of the Board of Adjustment that evening, Mr. Tise and Steve Timmons spoke to Alison Stettner. She stated that the Planning Department was recommending access only from College Drive, a Collector Road, and no access via West Ridge, a residential street. Alison Stettner said that the recommendation was based on TRA 10.10 (Access Control to Protect Residential Uses). A petition drive was started by the Fairlane Estates homeowners the next day. Mr. Tise said that the recommendation was changed on February 4 by the Planning Department, allowing the entrance on W. Ridge Drive. Mr. Tise said that this position of allowing access on W. Ridge Road, is a violation of the trust Mr. Tise and the residents built about this facet of the agreement. He requested that the County honor the initial recommendation by the Planning Staff that the access be from College Drive, not W. Ridge Drive. There is no light there at W. Ridge Drive. W. Ridge is a one lane road. Mr. Tise said that he represented 86 Fairlane residents who approved of the agreement, without access from W. Ridge Drive. He asked why we have a Code if we do not enforce it. College Drive did not exist 20 years ago when access was granted to the tennis facility from W. Ridge. College Drive is there now.

Larry Johnson of 113 W. Ridge Drive lives directly opposite the proposed site. He said that College Drive has a low volume. Ridge Drive is very narrow and is used for children playing and people walking. There are school bus stops inside the neighborhood. There are no sidewalks. There will be serious safety issues if W. Ridge is used. There is no need for access to W. Ridge.

Steven Timmons of 171 Lakeside Drive said that the entrance on W. Ridge will become a primary access road. It will seriously effect 3 houses at the beginning of the road.

Janie Walker was also opposed to the W. Ridge access.

Matthew West said that the applicant does not have to have the “right – out” onto Ridge Drive. What is needed for the functioning of the site is the “right – in” off of Ridge Drive. Mr. West said there is a development order in effect now that channels all of the traffic for a 40,000 square foot office building onto Ridge Drive. The policy quoted by Mr. Tise is not mandatory. It is suggestive. The current plan on this property has all of the traffic going on Ridge Drive. We are diverting 2/3 of the traffic onto College Drive. Mr. West pointed out that the access point has been moved from the middle of the site to approximately 200 feet from Lake Mary Boulevard. This is closer to the road, away from the neighborhood. Mr. West said that the approved 49,000 square feet of medical offices would generate a higher volume of traffic onto Ridge Drive. The proposed project has moved the access point and diverted the traffic. At most, the impact is two a few homes. The college building will be support offices, with lower traffic volume. Without the right – in access to the bank, people will be doing U-turns on Lake Mary Boulevard or be cutting through the parking lot. The development order has restrictions on signage. People will be directed to the College Drive entrance.

Commissioner Brown asked about College Drive. Is it considered a private road?

Tony Nelson of Development Review said that College Drive is a collector roadway.

The road is a private road.

Commissioner Brown asked if the County can require that the project have access to College Drive.

Mr. Nelson said they the County cannot require that.

Commissioner Bates asked how the 2006 approval take place?

Commissioner Tucker said that there have always been questions as to why College Drive was private, since it was bought by public funds. The project has to have access to a public road. That would be Ridge Drive.

Tina Williamson agreed. The property could be developed with access easements onto College Drive. Without the access easements, the only access would be onto W. Ridge Drive.

Commissioner Tucker asked if this would be allowed for other developers to only access a private road.

Ms. Williamson said that it would be allowed for anyone have the proper access easements.

Commissioner Brown said that he believed the traffic on W. Ridge Drive would be about 45% or 50% of the project traffic. He stated that "right-out" will cause people to be turning around in resident's driveways.

Commissioner Chase stated that she did not like the "right-in" but that she could not get past the "right-out" specification.

Commissioner Brown said that if someone comes in on W. Ridge they will be tempted to go out that way by making an illegal turn.

Commissioner Tucker said that even if the use is a "right-in" only, there would be need of an improvement to the road from Lake Mary Blvd. to the entrance on W. Ridge Drive.

Commissioner Day said that the developer of the bank will not go onto the site without access onto College Drive.

Commissioner Tucker said that was the reason why the site was not developed earlier. The Board of Adjustment ruling the other night was to allow for a drive-thru bank use.

Commissioner Day said the site will not move forward without the approval of the access on College Drive.

Commissioner Tucker said that the other option is to allow ingress only from College Drive and to not allow a bank.

Commissioner Brown said that then we are back to the feasibility of the site.

Commissioner Day said that the college could sell off the out parcel to the bank.

Commissioner Tucker said that this is now the economics of things, rather than the planning of the site.

Commissioner Chase said that it was preferable to do U-turns on Lake Mary Boulevard than to have people turning around in resident's driveways.

Commissioner Brown said that people driving by the initial entrance will be driving through the neighborhood or cutting through the parking lot. Some people would prefer to exit at the light.

At this time the Commission took a recess.

Upon returning, the Chairman stated that at the current time, West Ridge Road receives 100% of the traffic into the site. There are homeless persons living on the site also.

Commissioner Bates said that he is for the project, except for the traffic impacts on the neighborhood on Ridge Drive.

Commissioner Tucker asked if this is a straight rezone.

Ms. Williamson stated that it is tied to a site specific plan and a development order.

Commissioner Tucker said that it is not a PUD. It has this site plan with OP zoning. OP zoning is associated to a development order, similar to a PUD. He has no problem with the college aspect of the property. The college has held up the development of this property for years with the lack of access onto College Drive. Now it is being allowed. He has no problem with the college developing the property with ingress and egress to College Drive, and having a bank there, but let it go straight to College Drive.

Commissioner Brown suggested a "right-in" of W. Ridge, but added an island opposite the entrance, so that one could not cut across.

Commissioner Tucker said that there would have to be some sort of barrier to keep people from cutting across.

Commissioner Brown said that there could be the island, with the road widened to the point of the entrance to accommodate traffic.

Commissioner Day said that this would require 20 extra feet for the island, which would effect the site plan and cause them to take out parking. This would make the site plan not feasible, or cause them to delete a teller lane. While the island would help, there is not enough room without effecting the private property owners in the area. This would have to be done completely on the commercial property, and there is not enough room there.

Commissioner Brown said that perhaps parking spaces could be removed. He said that he definitely does not want "right-in" and "right-out" for the project.

Commissioner Day said that the "right-out" is for the bank. She said that there is a lot of access to the site. She does not want the traffic going back into the neighborhood.

Commissioner Chase said that she does not want the traffic going back into the neighborhood either.

Commissioner Brown said that half the traffic will go there.

Commissioner Bates asked if we want to restrict the access.

Commissioner Brown said that the project could be moved forward with the recommendation to re-work the plan before going to the BCC. We should keep in mind that they have a legal access to the road. The property owner does have rights.

Commissioner Tucker said that if they buy the land they will have access to the road.

Commissioner Brown said that we are dealing with two entities. The State of Florida owns Seminole Community College and also the Seminole Community College Foundation which is not owned by the State of Florida.

Commissioner Tucker made a motion to recommend approval of the request with the exception of any access to W. Ridge Drive.

Commissioner Bates seconded the motion.

Commissioner Brown said that this may make the Foundation not want to participate. We cannot look at economics, but we also don't want to have something developed that is not economically feasible, because it goes out of business and becomes a blight on the community.

Commissioner Tucker said that there had been a piece of property at SR 436 and Bear Lake Road that was owned by a church. The church wound up buying the properties around the site that would be heavily impacted. This will have an economic impact to the value of adjacent properties. We should minimize the impact on existing single-family homes that are owner occupied. The accessibility to College Drive is not impinging on the rights of the owner of the private road, since the owners are the same. The rights of the single-family homes exceed the other.

Commissioner Brown stated that he will vote in favor of the motion. He wished that the other access could be worked out.

The motion carried 5 – 0.

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____
Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: <u>Anvan Properties, LLC</u>	Name of Corporation: _____
Officers: <u>Van M. Le, Managing Member</u>	Officers: _____
Address: <u>1477 Shadwell Cir, Lk Mary 32746</u>	Address: _____
Directors: _____	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	Beneficiaries: _____
Trustees: _____	Address: _____
Address: _____	_____
_____	_____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____	Name of Partnership: _____
Principal: _____	Principal: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee: Name: <u>SCC Foundation, Inc</u>	Contract Vendee: Name: _____
Address: <u>100 Weldon Blvd., Sanford FL</u>	Address: _____

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

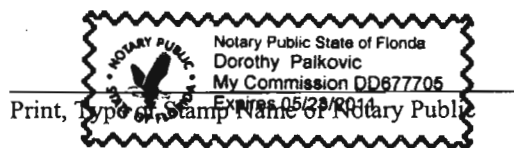
1/10/2008
Date

[Signature]
Owner, Agent, Applicant Signature

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to (or affirmed) and subscribed before me this 10TH day of JANUARY, 2008 by MATTHEW

HODGE
Dorothy Palkovic
Signature of Notary Public



Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

For Use by Planning & Development Staff	
Date: _____	Application Number: _____